

SECTION V

NEXT STEPS- STRATEGIES FOR IMPLEMENTATION

As common design themes began to clarify toward the end of the first workshops (June 14th), Planning Commissioner Bryan Woods asked for participants' support in pursuing the development of a detailed downtown revitalization plan for Ramona. This plan would be similar to the Fallbrook Revitalization Plan developed by the County (see Fallbrook Revitalization Plan available through the County of San Diego) and would provide specialized planning, zoning, and design tools for the town center of Ramona. The group unanimously voted to support this idea.

Following the workshops, Commissioner Woods and a number of other active citizens approached Supervisor Dianne Jacob with this proposal. Supervisor Jacob offered her support and directed County General Plan 2020 staff to seek a Community Development Block Grant to finance this endeavor. County staff submitted the CDBG application for Phase I of a three-phase project in October of 2003 (see Appendix G). The request for this initial phase was \$50,000 to study and analyze the feasibility of the capital improvement projects and design ideas developed at the workshops. This stage would also potentially include research on funding sources for the implementation of projects studied. Phase two would include detailed planning for the viable projects, including the development of tailored zoning and design standards. Project implementation would take place during Phase Three.

The initial Grant (Phase I) was officially awarded on March 8th, 2004. Monies for this project will be available in July of 2004. County staff will work with a community group from Ramona to carry out the tasks outlined in the approved CDBG proposal. Community leaders including Planning Commissioner, Bryan Woods and Chamber of Commerce representative, Chuck De Mund, have spearheaded the effort to form a committee for this purpose. At the February 25th workshop, Commissioner Woods and Mr. De Mund requested that interested participants volunteer to partake in the task force dedicated to moving this endeavor forward. The preliminary sign-up sheet is attached to this report (see Appendix H). This group will be formalized in upcoming months, as CDBG funds for this phase of the project must be spent within one year of their availability.